

Single Family Residence **RESIDENTIAL**

# 16407 RIDGE FIELD DR

RIVERSIDE, CA 92503

**\$777,191** TopHap Estimate · \$263 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,956 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$777K**

\$706K low

\$848K high

Last Sale

**\$475,000 · Jun 22, 2016**

Est. Owner Equity

**\$0**

Loan-to-Value

**118%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,045 (2025) |
| Assessed Value        | \$573,542      |
| Previous Assessed     | \$562,297      |
| Assessor Market Value | \$668,880      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | RIVERSIDE               |
| Lot (acres)   | 0.30                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Tile                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------|-----------|--------------------|--------|
| Apr 7, 2016  | Resale          | Grant Deed    | \$475,000 | \$161              | \$417K |
| Sep 24, 2008 | Resale          | Grant Deed    | \$366,000 | \$124              | \$354K |
| Nov 13, 2007 | Non-arms-length | Trustees Deed | \$488,750 | \$165              |        |
| Mar 28, 2006 | Resale          | Grant Deed    | \$659,000 | \$223              | \$527K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Lake Hills Elementary School | Elementary | KG–5   | 0.2 mi   |
| Hillcrest High School        | High       | 9–12   | 1.0 mi   |
| Villegas Middle School       | Middle     | 6–8    | 1.6 mi   |

District: Alvord Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 92503

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>57</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>96,024</b><br>POPULATION | <b>\$87K</b><br>MEDIAN IN-COME | <b>64°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|